Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/71 Hodder Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $990,000 & $1,080,000

Median sale price

Median price $1,450,000 Property Type Unit Suburb Brighton East

Period - From 01/07/2025 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/6 Clive St BRIGHTON EAST 3187	$990,000	13/10/2025
2	2/6 Hornby St BRIGHTON EAST 3187	$1,050,000	25/06/2025
3	2/61 Bealiba Rd CAULFIELD SOUTH 3162	$1,100,000	13/06/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/11/2025 09:42

2/71 Hodder Street, Brighton East Vic 3187



3 1 3

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median Unit Price
September quarter 2025: $1,450,000

Comparable Properties



2/6 Clive St BRIGHTON EAST 3187 (REI)

3 1 1

Price: $990,000
Method: Sold Before Auction
Date: 13/10/2025
Property Type: Unit

Agent Comments

2/6 Hornby St BRIGHTON EAST 3187 (VG)

3 - -

Price: $1,050,000
Method: Sale
Date: 25/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/61 Bealiba Rd CAULFIELD SOUTH 3162 (VG)

3 - -

Price: $1,100,000
Method: Sale
Date: 13/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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